

MOTION SHEET
Staff Recommended Amendments

Item: 64
November 14, 2019

Amendment 1 of 4

Suggested Motion for Amendment:

In addition to the changes already being made in Part 7, move to replace the term “site plan” with the term “development application” in Subsection (A) of Section 25-7-93.

Ordinance Language (to be provided to the city clerk):

PART 7. City Code Section 25-7-93 (*General Exceptions*) is amended to read as follows:

§ 25-7-93 GENERAL EXCEPTIONS.

- (A) A development application [~~site plan~~] with a proposed building or parking area that encroaches on the 100-year floodplain may be approved if the encroachment is:

MOTION SHEET
Staff Recommended Amendments

Item: 64
November 14, 2019

Amendment 2 of 4

Suggested Motion for Amendment:

Move to amend Subsection 1612.4.2 of the local amendments to the Building Code to require that an enclosed refuge space be at least two feet above the design flood elevation. This will require adding a new part to the ordinance.

Ordinance Language (to be provided to the city clerk): a new part, to be inserted between existing Parts 15 and 16, with subsequent parts renumbered accordingly:

Part __. Subsection 1612.4.2 (*Provisions of safe refuge*) of City Code Section 25-12-3 (*Local Amendments to the Building Code*) is amended to read as follows:

1612.4.2 Provisions of safe refuge.

1. Buildings or structures constructed in the flood hazard area where the ground surface is below the design flood elevation, or where flood water velocities at the building may exceed five feet per second, shall be provided with an enclosed refuge space two feet [~~one foot~~] or more above the design flood elevation, and of sufficient area to provide for the occupancy load with a minimum of 12 square feet per person. The refuge space shall be provided to an exterior platform and stairway not less than three feet wide.
2. Existing buildings and structures in flood hazard areas which are enlarged, extended, or altered, or where a change of use or occupancy is made, shall conform to the requirements of Subsection 1.
3. No floor level or portion of a building or structure that is lower than one foot above the design flood elevation, regardless of the structure or space classification, shall be used residentially, or for

MOTION SHEET
Staff Recommended Amendments

Item: 64
November 14, 2019

storage of any property, materials, or equipment that might constitute a safety hazard when contacted by flood waters.

MOTION SHEET
Staff Recommended Amendments

Item: 64
November 14, 2019

Amendment 3 of 4

Suggested Motion for Amendment:

Move to amend Subsection R322.2.5 of the local amendments to the International Residential Code to require that an enclosed refuge space be at least two feet above the design flood elevation and revise this provision so that existing residential buildings or structures must comply with these provisions of safe refuge only if they are being substantially improved. This will require adding a new part to the ordinance.

Ordinance Language (to be provided to the city clerk): *a new part, to be inserted between existing Parts 23 and 24, with subsequent parts renumbered accordingly:*

Part __. Subsection R322.2.5 (*Provisions of safe refuge*) of City Code Section 25-12-243 (*Local Amendments to the International Residential Code*) is amended to read as follows:

R322.2.5 Provisions of safe refuge.

1. A building or structure constructed in a flood hazard area where the ground surface is below the design flood elevation or where flood water velocities at the building may exceed five feet per second shall provide an enclosed refuge space two feet [~~one foot~~] or more above the design flood elevation with sufficient area to allow an occupancy load of a minimum of 12 square feet per person. The refuge space shall be provided to an exterior platform and stairway not less than three feet wide.
2. An existing building or structure in a flood hazard area that is substantially improved [~~enlarged, extended, or altered~~] or where a change of use or occupancy is made must comply with the requirements in Subsection 1.

MOTION SHEET
Staff Recommended Amendments

Item: 64
November 14, 2019

3. Regardless of the structure or space classification, a floor level or portion of a building or structure that is lower than one foot above the design flood elevation shall not be used for a residential use or for storage of property, material, or equipment that may constitute a safety hazard when contacted by flood waters.

MOTION SHEET
Staff Recommended Amendments

Item: 64
November 14, 2019

Amendment 4 of 4

Suggested Motion for Amendment:

In addition to the changes already being made in Part 24, move to amend Subsection R322.2.6 of the local amendments to the International Residential Code to add an exception to the means of egress requirement allowing an addition or alteration to an existing residential building or structure if the addition or alteration is not a substantial improvement under code.

Ordinance Language (to be provided to the city clerk):
new language indicated below in **bold italicized text**

PART 24. Subsection R322.2.6 (*Means of egress*) of City Code Section 25-12-243 (*Local Amendments to the International Residential Code*) is amended to read as follows:

R322.2.6 Means of egress.

1. Unless otherwise approved by the building official, normal access to the building shall be by direct connection with an area that is a minimum of one foot above the design flood elevation.
2. For a building that is part of a single-family condo regime residential building permit application and part of a site plan that was approved between December 1, 2017, and <INSERT EFFECTIVE DATE OF ORDINANCE>, compliance with this section shall be determined at the time of site plan approval.
3. For a building that is part of a single-family building permit application and part of (a) a preliminary plan that was submitted for approval between December 1, 2014 and <INSERT EFFECTIVE DATE OF ORDINANCE> or (b) a final plat that was approved between December 1, 2017 and <INSERT EFFECTIVE DATE OF ORDINANCE>, compliance with this

MOTION SHEET
Staff Recommended Amendments

Item: 64
November 14, 2019

section shall be determined at the time of preliminary plan or final plat approval, respectively.

4. For all other buildings, compliance with this section shall be determined at the time of building permit application.

Exception: This section does not apply to an addition or alteration to an existing building or structure that is not a substantial improvement as defined in Section R202 (Definitions).